

Automatic Briefing Panel

Briefing Panel

Reference Number: R/2014/0199/F

Applicant Name: Mourne Fuels

Proposal Address: Lands adj 3 Dundrinne Rd, Circular

Proposal: Proposed fuel distribution yard with offices and storage shed. (relocation of existing premises on Circular Road)

Recommendation: Refusal

Refusal reasons:

- The proposal is contrary to policy PED1 and PED9 of Planning Policy Statement 4: Planning and Economic Development, in that the development is not compatible with the character of the surrounding residential area.

These applications are delegated and if a councillor feels that there is valid planning concerns in relation to one of them please fill in the attached pro forma and these applications will be brought to the next available briefing panel.

Reference Number: P/2011/0081/F

Applicant Name: Alderman Eshwary Developments

Proposal: Erection of 4 no dwellings (Incorporating amendments to site layout and access approved under ref P/2005/1910/F)

Site Location: Adjacent and north of nos 66 and 84 Fifth Avenue, Derrybeg

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since adequate junction spacing of 50 metres between the proposed access and the existing opposite train station junction cannot be provided, leading to an unacceptable level of conflicting vehicular movements.

2. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays of 4.5 metres x 160 metres from the proposed access cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
3. The proposal is contrary to Planning Policy Statement 3, Development Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the right turn facility proposed would cause an unacceptable narrowing in carriageway width that would reduce the capacity of the roundabout at peak periods by reducing two lanes into one.
4. The proposal is contrary to Policy AMP2 'Access to Public Roads' of Planning Policy Statement 3, access, movement and parking, in that it would, if permitted, prejudice the safety and convenience of road users since the road infrastructure to sustain this type of development is not available and cannot be provided within the scope of this application.
5. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the creation of a new vehicular access onto a Main Traffic Route, thereby prejudicing the free flow of traffic and conditions of general safety.

Reference Number: R/2014/0200/F

Applicant Name: SM Contracts

Proposal Address: Lands adj 3 Dundrinne Rd, Circular

Proposal: Proposed housing development of 7no dwellings & garages (4 semi detached & 3 townhouses) including all associated site works plus relocation of existing entrance to 3 Dundrinne Road

Recommendation: Refusal

Refusal reason:

- The proposed development is contrary to Policy QD1 of the Departments Planning Policy Statement 7; Quality Residential Environment, in that the proposed development does not respect the surrounding context and is not appropriate to the character of this area by reason of its layout and appearance.

Reference Number: P/2014/0287/F

Applicant Name: G Byrne and E Mulvenna

Proposal: Demolish existing dwelling and farm buildings, erect 4 semi-detached dwellings, 4 town houses, associated site works, from new access to public road, re-align public road, road determination, install underground foul sewage pumping system and install storm sewer to watercourse in substitution to approval granted under P/2010/0819/O

Site Location: 46 Ballydesland Road, Burren, Warrenpoint. The area between no. 46 and nos 28, 39, 40 and 41 Carrickdesland, Burren, Warrenpoint. The area to the east of no.46 Ballydesland Road, Burren, Warrenpoint and Ballydesland Road. The area immediately adjacent and to the rear/south of nos 42, 43, 44, 45 and 46 Carrickdesland, Burren, Warrenpoint. An area 75 metres north east of no 59b Donaghaguy Road, Burren, Warrenpoint. A section of public road extending from the junction of Ballydesland Road and Clontafleece Road, Burren, Warrenpoint , 57 metres north west of no 45 Ballydesland Road, Burren, Warrenpoint.

Recommendation: Approval

Reference Number: R/2014/0501/F

Applicant Name: Mrs S Savage

Proposal Address: Adjacent to no.108 Clonvaraghan Rd

Proposal: Dwelling on farm in substitution for R/2012/0069/O

Recommendation: Approval

Reference Number: R/2014/0578/F

Applicant Name: Clanmill Developments Ltd

Proposal Address: 30-34 Dromore Street, Ballynahinch

Proposal: Erection of 24 apartments, office, car & cycle parking, bin stores, substation, site works and ancillary accommodation.

Recommendation: Approval

Reference Number: R/2014/0649/F

Applicant Name: Mr N Dick

Proposal Address: lands 400m South East of 30 Junction Road

Proposal: Erection of single wind turbine - 40m hub height with 27m blades, associated access and no 2 electricity cabinets

Recommendation: Approval

Reference Number: P/2014/0688/F

Applicant Name: Cathal Fegan

Proposal: Erection of 4 bedroom Dwelling with Garage and Shed and associated siteworks

Site Location: 160m North of 61 Tievecrom Road, Forkhill

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.

Reference Number: P/2014/0890/F

Applicant Name: Trustees of Killean Primary School C/O Rev Naughton PP

Proposal: Erection of new block incorporating multi-purpose hall, stores, changing rooms, toilets and school meals accommodation, with extension to existing school building to provide an extended general office, amended vehicular entrance, re-configured and extended parking provision, associated internal circulation and servicing provision, new re-located septic tank and soak-away arrangement, provision of 1 No heating gas storage tank (for Liquid Petroleum Gas LPG) and bin storage area within a fenced compound with associated landscaping, hard boundary treatment and site works (and removal of existing mobile classroom)

Site Location: Killeen Primary School, 29 Killeen School Road, Newry

Recommendation: Approval

Reference Number: P/2014/0958/RM

Applicant Name: S Hamilton

Proposal: Site for dwelling and garage on a farm.

Site Location: 170m South south west of no 14 Creggan Road, Mounthorris, BT60 2UG

Recommendation: Approval

Reference Number: R/2015/0007

Applicant Name: Mr and Mrs Burns

Proposal Address: 169 Tullybrannigan Rd, Newcastle

Proposal: Replacement dwelling

Recommendation: Approval

Reference Number: R/2015/0099/RM

Applicant Name: Mr and Mrs Rooney

Proposal Address: 15m west of 31 Ballykeel Rd, Downpatrick

Proposal: Replacement dwelling and garage

Recommendation: Approval

Reference Number: P/2015/0106/F

Applicant Name: JMJ

Proposal: Change of House Type

Site Location: 75m south east of No. 24 Drumsesk Road, Rostrevor, Newry

Recommendation: Approval

Reference Number: R/2015/0118/F

Applicant Name: Mrs McClenaghan

Proposal: Roofspace Conversion

Site location: 14 Comber Road, Saintfield

Recommendation: Approval

Reference Number : R/2015/0176/F

Applicant Name: Orchardville Developments

Proposal Address: 5 Ferry Quarter Gardens, Strangford

Proposal: Sun lounge extension to dwelling

Recommendation: Approval

Reference Number: P/2015/0123/F

Applicant Name: Mick & Ursula Hollywood

Proposal: 2 storey rear and side extension and external remodelling and facelifting of exterior

Site Location: 42 The Glen, Newry

Recommendation: Approval

Reference Number: R/2015/0177/F

Applicant Name: Orchardville Developments

Proposal Address: 4 Ferry Quarter Gardens, Strangford

Proposal: Sun lounge extension to dwelling

Recommendation: Approval

Application Reference: R/2015/0178/F

Reference Number: Orchardville Developments

Proposal Address: 6 Ferry Quarter Gardens, Strangford

Proposal: Sun lounge extension to dwelling

Recommendation: Approval

Reference Number: LA07/2015/0021/LDP

Applicant Name: Newry, Mourne and Down district Council

Proposal: Two Art Sculptures

Site Location: Mourne Esplande, Kilkeel

Recommendation: Approval

Reference Number: LA07/2015/0479/F

Applicant Name: Mrs B. O'Reilly

Proposal: Single-storey extension

Site location: 23 Ardenlee Gardens, Downpatrick

Recommendation: Approval